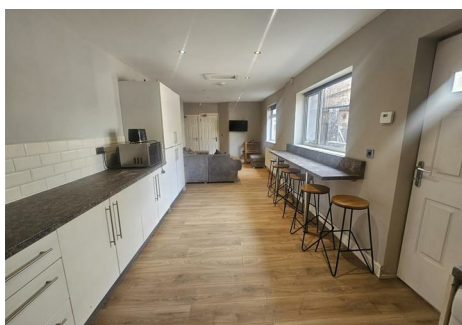




## 10 Derby Grove, Nottingham, NG7 1PF

£912 Per week

- Available Academic Year 26/27
- 6 Spacious Double Bedrooms
- Fully Furnished
- Garden Area
- EPC D
- £152.00 pppw including Gas, Electric , Water based on 6 sharing subject to fair usage
- Open plan living and dining
- Sought after Location
- Council Tax C



# 10 Derby Grove, Nottingham NG7 1PF

**\*\*Available academic year 26/27 \*\***

£152.00 pppw based on 6 sharing

Bills inclusive Gas, Electric, Water, TV licence and Wifi (subject to fair usage)

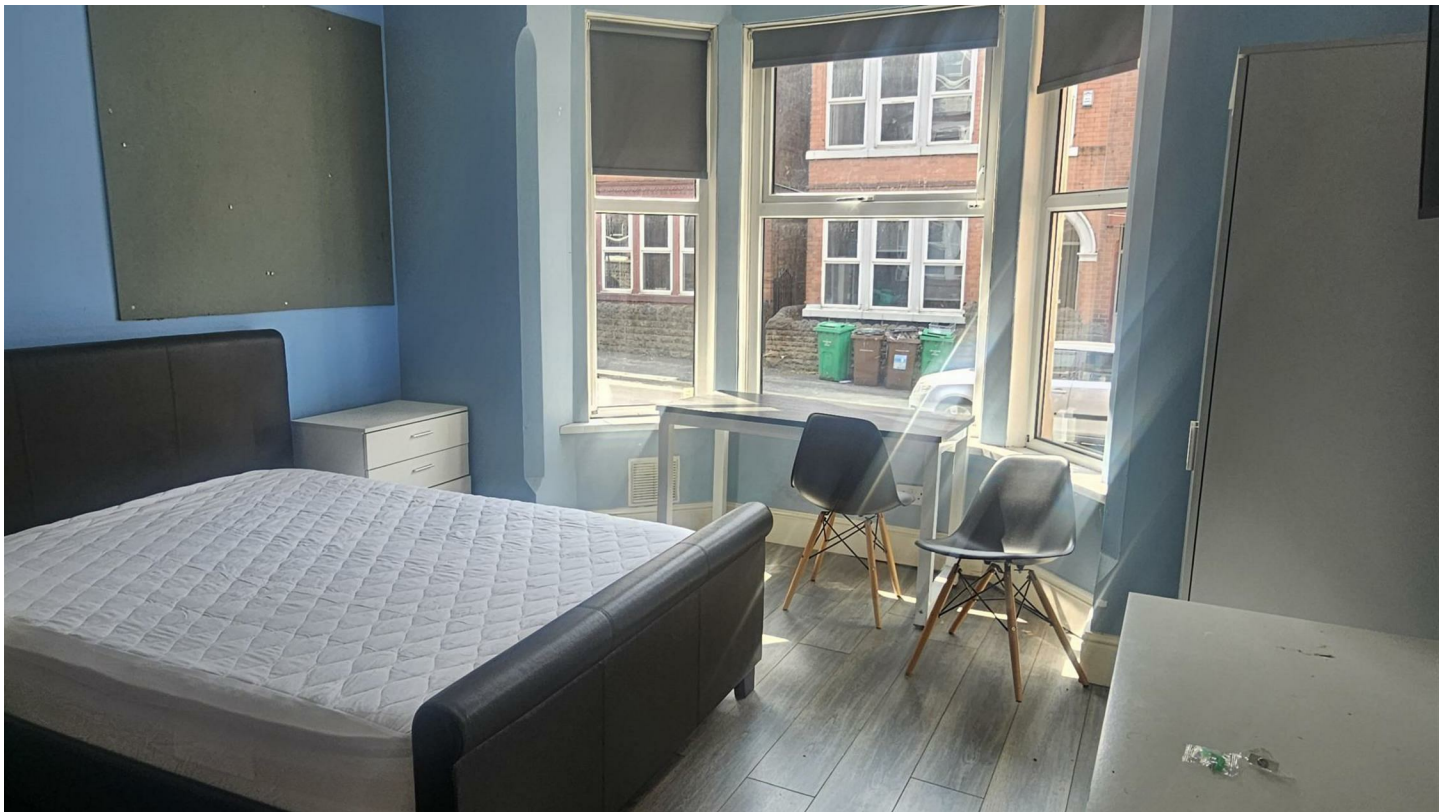
This spacious semi-detached student house with open plan living and dining, outside patio area, perfect for summer evenings socialising.

Ideally situated for both NTU and Uni of Nottingham, this property provides easy access to Derby Road with regular buses to the Uni of Nottingham Campus and Nottingham City Centre.

Call Mulberry Lane to arrange a viewing!



Council Tax Band: C



Situated between Derby Road and Ilkeston Road this 6 bedroom property is available for rent for the 2026/2027 Academic Year, with excellent transport links into Nottingham City Centre and Uni of Nottingham/ QMC the property is perfect of students of either university. NTU City Campus is also accessible within 15 minute walk.

The property consists of an open plan kitchen/lounge with appliances including oven, microwave, 2 fridge freezers, washing machine, dryer, and dishwasher. Finished in white gloss and with spotlight lighting the kitchen is modern and bright.

The open plan living area benefits from a breakfast bar with stools, wall mounted TV and two sofas creating a social and open space to relax.

Each of the six double bedrooms are furnished with a double bed, wardrobe, chest of drawers, desk and chair as a minimum. Each of the rooms also benefits from wall mounted TV's.

There are two shower rooms both of which are equipped with a shower, hand basin, WC and heated towel rail.



Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:  
D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 58                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |